



Reprinted with the permission of PHH ARC Environmental Ltd.

Asbestos Risk Decision Tree Legend

Good Condition

- No significant signs of damage, deterioration or delamination.

Fair Condition

- Mild to moderate damage deterioration or delamination.

Poor Condition

- Severely damaged, deteriorated or delaminated.

High Accessibility

- Can be touched or contacted through activities (routine or accidental) by all building users.

Moderate Accessibility

- Accessible in low activity areas or beyond the reach of most occupants (with the exception of maintenance staff).

Low Accessibility

- Enclosed or concealed; requires the removal of a building component, including lay in ceilings and access panels into solid ceiling systems. Includes rarely entered crawl spaces, attic spaces, etc.

Control 1

- Immediate removal of material is required as per Section 32 of the OHS Code.

Control 2

- Immediately prevent the asbestos fibres from entering the air distribution system through changes to the system, removal, clean up and/or repair as per Section 33 of the OHS Code, and if not ultimately removed, implement an Asbestos Management Plan (Control 6).

Control 3

- Immediately restrict access to the area and prevent air movement. Remove or clean up and/or repair. If not ultimately removed, implement an Asbestos Management Plan (Control 6).

Control 4

- Immediately restrict access to the area. Remove or clean up and/or repair. If not ultimately removed, implement an Asbestos Management Plan (Control 6).

Control 5

- Schedule removal or clean up and/or repair in a reasonable time frame and if not ultimately removed, implement an Asbestos Management Plan (Control 6).

Control 6

- Implement an Asbestos Management Plan. The Plan should be in writing and include the following:
 - (a) inventory of asbestos-containing materials in the building;
 - (b) inspection frequency and procedures;

- (c) training requirements for maintenance staff and others who may come into contact with the materials or work in proximity to the materials;
- (d) procedures to follow in the event of damage or other emergency situations;
- (e) procedures to follow should the condition of the materials change or work routines be altered;
- (f) notification procedures for occupants and others in the building;
- (g) labeling of asbestos-containing materials; and
- (h) a plan for ultimate removal of asbestos.